

September 4, 2007

Ms. Jennifer Hoffmann, Town Planner
Town of Frederick
401 Locust Street
Frederick, Colorado 80530

Re: Cover Letter - Hinkle Farm Subdivision First Filing

Dear Ms. Hoffmann:

We are pleased to present the Final Plat and supporting documentation for the Hinkle Farm Subdivision Filing No. 1 for your consideration. Hinkle Farm Filing No. 1 is the first phase of the approved Hinkle Farm Preliminary Plat and includes 52.2 acres and 68 lots. Filing No. 1 is located north and east of the existing St Vrain School from Godding Hollow to Weld County Roads 18 and 11. The property was annexed to Frederick in 1987, and is currently zoned R-1.

This Filing of the plat was selected based on many considerations including the proximity to existing infrastructure, visibility from existing roads and that it is a clean split on the site. It is our belief that Hinkle Farm Filing No. 1 will be a positive addition to the Town of Frederick. With slightly larger lots than most subdivisions, while still offering a diversity of lot sizes, the development will assist in balancing the community's housing market. Some Hinkle Farm Filing No. 1 land use elements are:

- A total of 68 single family residential lots ranging in size from approximately 9,300 square feet to 34,104 square feet.
- A gross density of approximately 1.5 homes per acre.
- Dedication and creation of public or private, open space.
- A modified grid pattern of development design.
- Urban design standards for all infrastructure.
- Additional transportation connections to an existing school.
- Fulfillment of Comprehensive Plan Goals in the areas of Image and Design, Housing, and Parks and Open Space.

We are proposing to phase the plat as depicted on the phasing plan accompanying the plat/plan package. The phasing again is supported by the existing infrastructure. As discussed, the construction plans for the project will follow.

We look forward to discussing this project with you, and to being able to present Hinkle Farm to the Town Board. Please feel free to contact myself, or members of our design team, with any questions or comments.

Sincerely,


Wallace Grant, Esq.
Hinkle Owners Group



August 30, 2007

INKLE FARM FILING NO. 1

Final plat review criteria. The Town shall use the following criteria to evaluate the applicant's request:

(1) The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

The Hinkle Farm Filing No. 1 plat is in general accordance with the approved preliminary plat including all conditions. Filing No. 1 includes only the north portion of the preliminary plat, from Fields Street to County Road 18 and from Godding Hollow to County Road 11.

(2) The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.

This development should substantially comply with the community design principles and development standards per Article 2 of the Land Use Code. Specifically, the subdivision is laid out to be pedestrian friendly and connect to future trails and corridors; there will be a variety of housing types and architecture; the streets are orderly to disperse traffic and attractive landscape areas are provided; the homes will be one and two-story buildings with garages oriented and placed so they don't dominate the façade or the streetscape; it follows the Town pattern plan; the design elements are in accordance with the vision of the Town such as streets and paths, orientation of the subdivision to the natural grade; and it meets the design principles of the Town.

(3) All applicable technical standards have been met. (Ord. 669 §5, 2002; Ord. 785 §10, 2005)

The technical standards of the Town and those established during the preliminary plat review have been met with the development plan.